



Leamington Gardens, Ilford, IG3 9TX

Guide Price £550,000



# Leamington Gardens

Ilford, IG3 9TX

Local Authority: Redbridge

Tax Band: D

- EPC RATING C
- Two reception rooms
- Two bathrooms
- Three bedrooms
- Kitchen
- Off street parking

GUIDE PRICE-£550,000-£575,000

Nestled in the charming area of Leamington Gardens, Ilford, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, making it easy to host gatherings or enjoy quiet evenings at home.

The house boasts two bathrooms, ensuring that morning routines run smoothly for everyone. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout.

For those with vehicles, the property includes parking for two cars, a valuable feature in this bustling area. Additionally, the location is superbly connected, with public transport options just a short walk away, making commuting and exploring the wider region effortless.

This home is not just a place to live; it is a sanctuary that offers both comfort and accessibility. Whether you are a first-time buyer or looking to settle into a family-friendly neighbourhood, this property is certainly worth considering. Embrace the opportunity to make this lovely house your new home in Ilford.



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## ENTRANCE

**LOUNGE** 13'9" x 12'5" (4.20m x 3.80m)  
Double glazed window to front. Wood style laminated flooring. Radiator.

**RECEPTION TWO** 12'4" x 12'4" (3.78m x 3.76m)  
Double glazed window to rear. Wood style laminated flooring. Radiator.

**KITCHEN** 13'4" x 7'3" (4.08m x 2.23m)  
Range of wall and base units. Freestanding cooker. Single bowl drainer sink unit.

**BATHROOM** 7'0" x 4'10" (2.14m x 1.49m)  
Panelled bath, wash hand basin and low flush w.c.

**LEAN TO** 11'10" x 9'6" (3.61m x 2.91m)  
Double glazed window to rear. Wood style laminated flooring.

## STAIRS TO FIRST FLOOR

**BEDROOM ONE** 13'0" x 12'11" (3.98m x 3.95m)  
Double-glazed window to the front. Wood-style laminated flooring. Radiator.



**BEDROOM TWO** 11'11" x 11'3" (3.65m x 3.45m)  
Double glazed window to rear. Wood style laminated flooring. Radiator.

**BEDROOM THREE** 9'0" x 6'9" (2.75m x 2.08m)  
Double glazed window to front. Wood style laminated flooring. Radiator.

**SHOWER ROOM** 8'4" x 8'3" (2.56m x 2.52m)  
Shower mixer, wash hand basin and low flush w.c.

**EXTERIOR** 42' (12.80m)  
The rear garden is circa 42' in depth.

#### **AGENTS NOTE**

No service or appliances have been tested by Sandra Davidson Estate Agents.

Client Money Protection

We are members of the Propertymark Client Money Protection (CMP) Scheme.

Our Client Money Protection certificate is available upon request or it can be found on our website: <https://www.sandradavidson.com/>

Redress

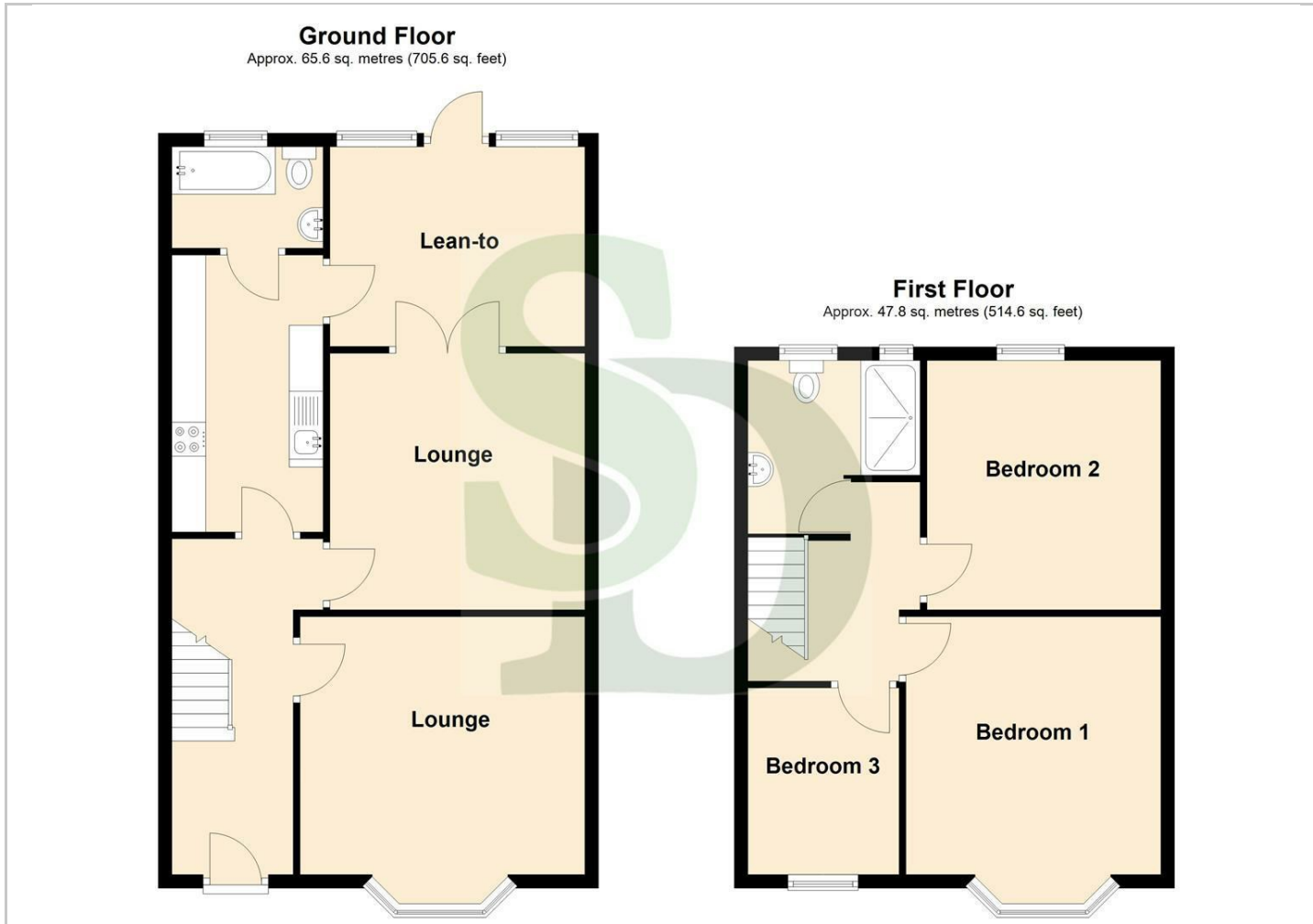
We hold independent redress with The Property Ombudsman







## Floor Plans



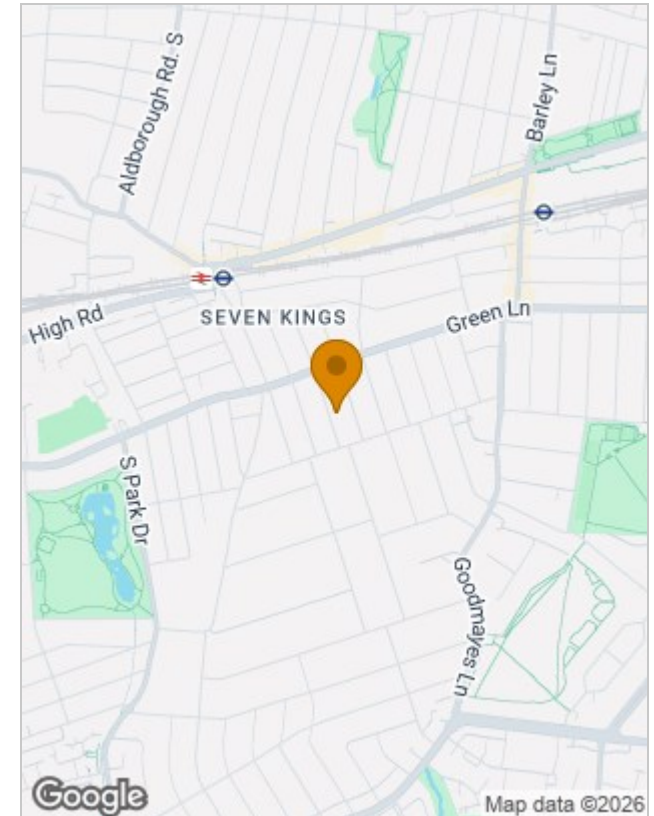
## Viewing

Please contact our Seven Kings Sales Office on 020 8597 7372 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

353 Green Lane, Seven Kings, Essex, IG3 9TH  
Tel: 020 8597 7372 Email: [sevenkings@sandradavidson.com](mailto:sevenkings@sandradavidson.com) <https://www.sandradavidson.com>

## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	